

SITWORK

WHEN TO CONSIDER

NEEDS ASSESSMENT	NO	SCHEMATIC DESIGN	YES
MASTER PLANNING	YES	DESIGN DEVELOPMENT	YES
PROJECT STATEMENT	YES	CONSTRUCTION	
ARCHITECTURAL		DOCUMENTS	DONE
PROGRAMMING	YES	CONSTRUCTION	DONE

NO-Need not consider.
MAYBE-This system may be considered.
YES-This system should be considered.
DONE-This system should have already been considered.

DESCRIPTION

Sitework consists of construction elements of your project which are not part of the building, but are necessary for the building to function. Four major categories of sitework typically encountered in a construction project include:

Earthwork, including site grading for placement of buildings, water drainage and landscaping, Demolition of existing structures or removal of natural growth also may be necessary.

Site utilities, which include piping and distribution of utilities above and below ground. Site utilities include:

- Domestic water supply.
- Sanitary sewer.
- Natural gas.
- Storm drains.
- Heating/cooling distribution between buildings.
- Electrical distribution and site lighting.
- Communications distribution (including alarms, radio and telephone).
- Data processing connection requirements.

Paving, including sidewalks, roads and recreational areas.

Fencing, including security and non-security fencing (see matrix).

RELATIONSHIP TO OTHER SYSTEMS

Sitework is what ties your building into the particular site, provides access to your building, and provides the utility hookups to operate your building. Pay special attention to the attributes of your site (soils and utilities) during site selection and preliminary budgeting - you may find many hidden or inconspicuous costs associated with site development.

ALTERNATIVES

Note: See value matrix for fencing alternatives. Because of the multitude of conditions and materials which are possible for other sitework, items affecting the cost of

sitework other than fencing are only briefly discussed below.

Sitework

The key way to save money on site utilities is in the materials specified. Numerous kinds of piping materials are available. One material which can create a savings but may be overlooked is plastic piping for sewer, storm, gas and domestic water.

Paving

Paving and base are used in different thicknesses for different purposes. Make sure the paving selected for your project matches its use, similar to matching security building components to secure portions of your building. Concrete paving costs roughly twice as much as asphalt paving.

Fencing Matrix

		ALTERNATIVES						
		BARBED WIRE	CHAIN-LINK	CHAIN-LINK W/BARBED WIRE	CHAIN-LINK W/RAZOR RIBBON	CHAIN-LINK W/RAZOR RIBBON & GRADEBEAM	NON CLIMBABLE FABRIC	
CRITERIA	COST LOW MEDIUM HIGH	●	●	●	●	●	●	
	SECURITY LOW/NONE MEDIUM HIGH	●	●	●	●	●	●	
	DURABILITY LOW MEDIUM HIGH	●	●	●	●	●	●	
	SCHEDULE SLOW MEDIUM FAST	●	●	●	●	●	●	